

## STAINTON ROAD, ENFIELD HIGHWAY EN3



**FOR SALE THIS THREE BEDROOM TUNNEL LINKED PROPERTY, In Our Opinion IDEAL STARTER FAMILY HOME or PROPERTY INVESTMENT with FURTHER SCOPE (Subject To Planning & Building Regulations) by EXTENDING into the Loft Area, CREATING FURTHER BEDROOM & GROUND FLOOR. OFFERING AN EXCELLENT PACKAGE for STARTER FAMILIES. VIEWING RECOMMENDED..!**

**Located within THIS RESIDENTIAL TURNING, yet conveniently ACCESSIBLE TO LOCAL AMENITIES, BUS ROUTES & RAIL LINKS into LONDON'S LIVERPOOL STREET STATION & TOTTENHAM HALE for TUBE CONNECTIONS.**

**The Property Featuring, First Floor Bathroom, Kitchen-Diner, Double Glazing, Gas Central Heating, Suitable 3 Bedrooms with Nearby Parks, SHOPPING PARADE, Road links to A10 - M25, ENFIELD TOWN, EDMONTON GREEN & WALTHAM CROSS. VIEWINGS STRICTLY BY APPOINTMENTS ONLY.**

**PRICE: £400,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via upvc double glazed door leading into reception hall.

### RECEPTION HALLWAY:

14' 0" x 4' 5" (4.27m x 1.35m)

Feature wood panelling, coving to ceiling, doors leading into lounge, kitchen-diner & stairs to first floor landing.

### LOUNGE:

12' 5" x 11' 10" (3.78m x 3.61m)

TV point, fire mantle with gas fire, double glazed window to front aspect & radiator.

### KITCHEN-DINER:

14' 0" x 10' 5" (4.27m x 3.17m)

Range of units to base & eye level with worktop surfaces, single sink unit with mixer taps, built-in under stair cupboard housing gas boiler, radiator, double glazed window to rear aspect & door to rear gardens.

### FIRST FLOOR LANDING:

Access to loft area, built-in cupboards, window to rear aspect, door leading to all bedrooms & bathroom.

### BEDROOM ONE:

11' 5" x 11' 0" (3.48m x 3.35m)

To Fitted Wardrobes - Floor to ceiling fitted wardrobes, radiator & double glazed window to front aspect.

### BEDROOM TWO:

12' 0" x 9' 5" (3.66m x 2.87m)

Radiator & double glazed window to front aspect.

### BEDROOM THREE:

10' 0" x 7' 0" (3.05m x 2.13m)

Built-in cupboard, radiator & double glazed window to rear aspect.

## BATHROOM:

Comprising panelled bath with basin, low flush wc, partly tiled walls, radiator & dual double glazed window to rear aspect.

## EXTERIOR:

### FRONT:

Concrete hard standing allowing for parking & side tunnel access leading to the rear gardens.

### REAR:

Patio rear, flower-shrub borders, brick built shed.

## ADDITIONAL ESTATE AGENTS NOTES:

The Property In Our Opinion is An Ideal Buy for Families wishing to Grow with The Property & Future Scope (Subject To Planning & Building Permissions & Regulations) by Extending into the Loft Area, Offering a Master Bedroom with En-Suite and Extending to the Ground Floor & enjoying a Sizeable Family Home. Also The Property In Our Opinion is An Ideal Property Rental subject to Activity Levels & Demands the Achievable Rental to be in The Region Of £1,900.00 - £2,000.00 Per Calendar Month.

All Viewings Are Strictly By Appointment Only. Contact Our Enfield Branch To Arrange Viewings.

Please Note: The Property is being Marketed with a Guide Price & Offers In The Region Of £400,000.00 & Offers In Excess.

## ADDITIONAL INFORMATION:

Please Note :

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**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

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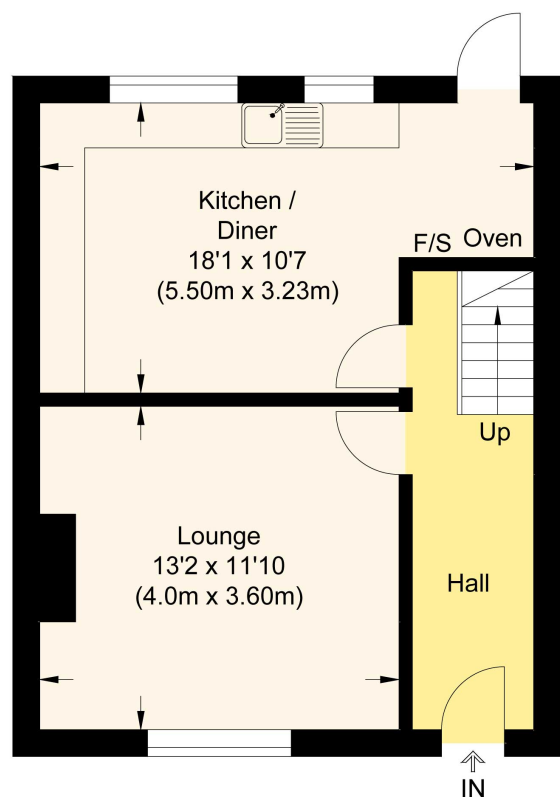
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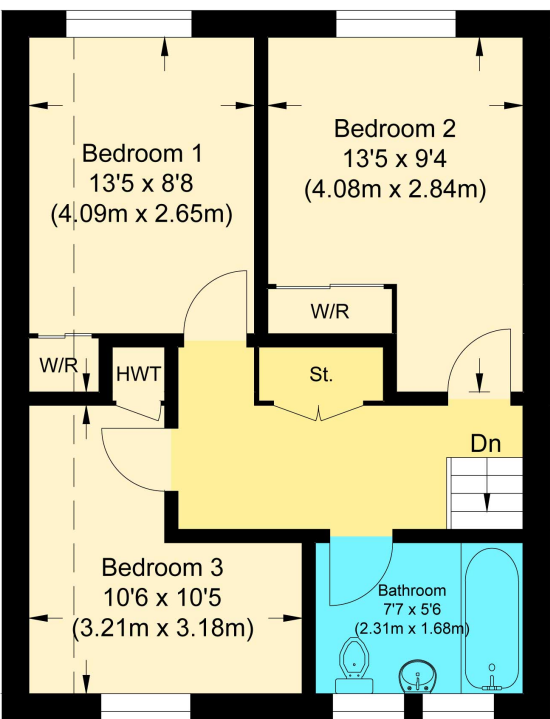
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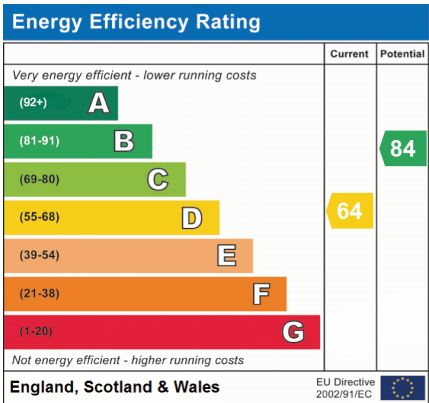
Ground Floor



First Floor

Stainton Road, Enfield, EN3 5JR

Approximate Gross Internal Floor Area : 78.60 sq m / 846.04 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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